



SITE DEVELOPMENT GUIDELINES

1.1 Overview

This section outlines criteria, which must be considered by the Lot Owner in the development of each Lot. This comprehensive approach to planning Baxter Creek will ensure that each individual Lot development fits with and compliments both previous and subsequent Lot developments so that development proceeds harmoniously and predictably. The natural environment and appeal of Baxter Creek must be maintained and neighbours respected.

1.2 Building Siting

1.2.1 The Lot Owner shall review the “Building Site Plan” a copy of which is attached as Appendix to the Statutory Building Scheme and inspect the site to assess its specific potentials and constraints (natural features and man made conditions). It is the Lot Owner’s responsibility to identify the location of all easements and rights-of-ways and to comply with the setback requirements established by the Resort Municipality of Whistler, building envelopes established for each lot and all other requirements of the Zoning and Parking Bylaws.

1.2.2 Most building sites at Baxter Creek have some degree of slope, and as such, the location of the buildings and site improvements are a key component of the design process. The underlying goal of the site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of the site. Buildings should be sited to maximize the attributes of a site while minimizing the disturbance on the site’s natural features. A well-designed site plan must be done in concert with the architectural and landscape design of the site. Before proceeding with the design, the owner and/or design architect should inspect the site to determine if there are features of vegetation that should be preserved and to determine how to best site the building form within the building envelope.

Siting of the building and rooms within it must consider the following:

- (a) topography and lot shape;
- (b) geology/soil conditions;
- (c) hydrology/flood plain elevation and planned or existing drainage systems;
- (d) existing vegetation and/or tree preservation areas;
- (e) views into and out of the Lot (view corridors or lines);
- (f) solar exposure;
- (g) snow management;
- (h) relationships to neighbouring properties, including minimizing overviews, shading, view blockage, noise and fumes and landscape degradations on neighbouring properties;
- (i) parking and driveway locations (see section 1.7); including driveway easements
- (j) Bike and walking trails
- (k) relationship between building and B.C. Hydro transformer kiosk to maintain a minimum
 - 3.0 metres from any combustible surface or material on the building.
 - 6.0 metres from any door or window;
 - 6.0 metres from any ventilation inlet or outlet as stipulated in section 26-012 of the Canadian Electrical Code Part 1 or the latest version of the same.

1.3 Lot Clearing and Landscaping

1.3.1 The existing natural vegetation represents an amenity to The Baxter Creek Development. The objective is for the subdivision to blend harmoniously into the existing natural environment. This is achieved by minimizing cuts and fills and replanting areas with a preponderance of indigenous plant material. Lot Owners may be permitted to clear beyond the immediate building construction site where appropriate. A landscape plan prepared by a professional Landscape Architect must be submitted for approval. The Landscape Architect must be familiar with local native plant associations and their specific application to the site to achieve the objective of blending the development with the existing natural environment.

1.3.2 No clearing or tree cutting will be permitted on a Lot prior to receipt of a Building Permit from the Municipality. The site plan must define the extent of clearing and provide an indication of the proposed

landscaping and revegetation. Lot Owners are required to inspect the Lot to determine if there are features or vegetation that should be preserved. The Municipality will not permit clearing or cutting of trees within the tree preservation areas (if the Lot is subject to a tree preservation covenant) without prior approval.

- 1.3.3 Each Lot must be landscaped so that new vegetation appears to be integral with the existing mountain landscape. New plantings should utilize plants that are indigenous to the area and should be located to extend existing canopy edges or planted in natural groupings. The landscaping should be consistent with the pattern established by natural landscape features such as rocky outcrops, knolls, benches, draws and slopes. Landscaping should consist primarily of plants suited to local soils and climate conditions, requiring minimal irrigation. The use of non-indigenous plants is discouraged and ornamental plants are recommended only for location directly adjacent to buildings or in courtyards.
- 1.3.4 Landscaping should be coordinated to provide cooling and shade during the summer and solar access in the winter.
- 1.3.5 Landscaping near buildings must be carefully designed to minimize fire fuels. Preferred options include low fuel volume or fire resistant trees, plants and ground cover, and pathways.
- 1.3.6 The streetscape is intended to take on a natural, attractive appearance which will mature gracefully, therefore the area between the curb and the front plane of the house shall be considered to be predominantly a natural re-vegetation zone. As such the landscape plan should utilize mostly indigenous plant species. Formal planting may be used as an accent only.
- 1.3.7 Fences or “wall like” planting along the lot lines are not permitted.
- 1.3.8 Plant material in snow dump areas shall be sufficiently durable to survive and grow with the adverse effects of snow dump.

1.4 **Lot Grading and Drainage**

- 1.4.1 Re-grading within the Lot must be shown on the site plan for the proposed development. Outside of the building envelope, it will be permissible to regrade portions of the lot provided that any alteration to the natural grades are shown on the site plan and such changes are approved by the Coordinating Architect.

- 1.4.2 Grading requirements that result from development on each lot shall be designed to blend into the natural landscape. Regrading must create minimal cut and fill situations. All cut and fill must be blended into the existing site and must be within the lot boundary.
- 1.4.3 The slope of cut and fill banks should be determined by the soil characteristics for the specific Lot and must avoid erosion and promote revegetation opportunities, but in any case must be limited to a 1H:1V.
- 1.4.4 New construction and regarding within a Lot must not interrupt the subdivision drainage patterns or cause discharge of water onto adjacent Lots.
- 1.4.5 Run-off from roofs, ground, pavement and snow storage areas must be collected and directed to natural or improved drainage systems within the Lot.
- 1.4.6 All top soil required to be removed shall be stored on the Lot and reused for the landscape works.

1.5 **Retaining Walls**

Retaining walls shall be provided on each site as required to maintain the existing site topography and vegetation. Retaining wall materials shall be rock or concrete with stone veneer. Lock block retaining walls are not permitted. Retaining walls shall be a maximum of 2.0 metres in height. Should greater heights be required the retaining walls shall be terraced and landscaped to minimize their visual impact.

1.6 **Relationships to Neighbours and Streetscape**

- 1.6.1 The design and siting for a proposed building must respond to the existing and/or future planned development on adjacent Lots. The proposed Single Family Home must take into consideration its effect on privacy, obstruction of view lines and overshadowing of the neighbouring properties. Balconies, decks and large windows should be located away from the side property lines.
- 1.6.2 Proposed buildings shall be designed to create a harmonious yet interesting streetscape. Varying front yard setbacks and garage locations are encouraged. The rooflines and level of eaves on adjacent Lots must be considered, to avoid dramatic height changes between the proposed building and the rest of the buildings along the street.

1.6.3 No exterior building design can be repeated within this subdivision. It is intended that each house must be unique and designed specifically for its site.

1.7 **Driveways, Parking and Garages**

1.7.1 Each home must provide for off street parking per the Resort Municipality of Whistler Zoning and Parking Bylaws.

1.7.2 Driveway widths, slopes, finishes and all other driveway and parking considerations shall be in accordance with the Resort Municipality of Whistler regulations.

1.7.3 Acceptable surfaces for parking areas are concrete and interlocking pavers. Permeable surfaces are strongly encouraged. Only two materials are allowed per driveway/parking area.

1.7.4 Driveway and parking areas must occupy less than 50% of the required front yard and be set back a minimum of 1.5 meters in accordance with Municipal regulations.

1.7.5 No garage may be located within the Municipality's rear set back for the Lots.

1.7.6 Garages should be adjacent to those located on abutting lots wherever possible and driveways shared to minimize the impact of hard surfaces. Garage doors that are angled to face the side yard rather than the street are encouraged to prevent the garage from dominating the streetscape.

1.7.7 Garages may be attached or detached, provided their design is integrated with the design of the Single Family Home. Carports are not permitted. The long-term storage (exceeding 14 days) of unlicensed vehicles, recreational vehicles or commercial or similar vehicles or pieces of equipment shall only be permitted on a Lot within an enclosed building or completely screened from the street. The intent is to ensure that uncovered parking on a Lot is provided exclusively for personal use or non-commercial vehicles and that all uncovered parking maintains an acceptable visual quality of all open spaces on all Lots.

1.8 **Snow Management**

1.8.1 Snow management must be seriously considered during all aspects of

the design process. Adequate areas suitable for the storage of snow removed from driveways and parking areas must be provided. Every application to the Administrator for approval of Plans and Specifications shall include a detailed snow shedding and snow storage plan to ensure entries and access areas are protected.

1.9 **Fences**

1.9.1 Fences are not permitted unless clearly required from a safety perspective. If required they shall be the minimum height to provide the necessary level of safety.

1.9.2 Fence materials shall be limited to wood, either as a solid barrier or as a split rail. Chain link fencing will not be permitted. Fence colours shall be either natural wood or stained to compliment the principal Single Family Home.

2. **BUILDING DESIGN GUIDELINES**

2.1 **Overview**

This section outlines criteria which must be considered by the Lot Owner in the design and construction of Improvements on the Lots. This comprehensive approach to planning the Baxter Creek neighbourhood will ensure that each individual Single Family Home fits in with and complements both previous and subsequent projects so that development proceeds harmoniously and predictably.

The intent of these guidelines is to maintain a high standard of building appearance, to enhance views from the lots and of the subdivision, protect solar exposure, minimize environmental and visual impact of built elements and generally ensure the quality of development of a prestigious residential enclave. The guidelines have been assembled to ensure the establishment of building forms which respect the natural setting and the surrounding buildings, use techniques to reduce visual impact of building mass, site buildings to take maximum advantage of views and solar exposure, and to ensure a building technology which is correct for the climate. Each home should exhibit a sense of pride in the craftsmanship and attention to detail.

2.2 **Building Massing and Proportion**

2.2.1 MASSING

Building siting and design, particularly building massing and rooflines, should be tailored to the physical character of the site to reduce visual impacts from adjoining lands, roads and Highway 99. Design strategies to reduce height are very important. Building ends should be sloped to an eave height of one to two storeys. Exposed gables of substantial height are discouraged. Building forms should step to follow the slope of the site. A certain degree of varied massing and facade articulation is encouraged in the building design to create interesting streetscapes. Two-storey block-shaped buildings with no variation in massing will not be approved, nor will extremely free form structures with no sense of unity. Dome structures are not acceptable.

2.2.2 ARTICULATION

The relationship of the various building elements (roofs, walls, wall openings) which make up the building form, should be carefully considered. The proportion and scale of these elements should be appropriate to the site and the neighbouring buildings along the street.

2.2.3 ROOF FORM

Roof forms and ridge lines should be broken up; the use of asymmetrical repetitive roof forms dormers and other architectural features is encouraged, as is a variety of roof heights. All of this is directed toward creating a softened scale to the building form and to step the building height down toward the ground.

2.3 **Materials**

2.3.1 A consistent use of a small number of materials chosen for their durability and natural quality is an important aspect of developments at Baxter Creek.

2.3.2 A variety of materials can add interest to a building but too many can create a garish appearance which draws too much attention away from the surrounding environment.

2.3.3 Building materials shall be consistent with the forested mountain character of the site. The finish materials should be chosen to emphasize the building's rural (alpine resort) rather than an urban aesthetic.

- 2.3.4 Only three types of wall materials and two roofing materials are permitted, unless otherwise approved by the Administrator. See Sections 2.5 and Section 2.7.4 for detailed material guidelines.
- 2.3.5 Materials and colours must be complimentary to those of adjoining properties.
- 2.3.6 Primary exterior materials include stone and wood (including shingles).
- 2.3.7 Chosen materials and building design should be compatible with “FireSmart” principles, to mitigate the spread of wildfire. Exterior cladding and roof materials must be low or non-combustible.

2.4 **Exterior Colour Schemes**

- 2.4.1 All colour schemes must be approved. A colour board and samples must be submitted for review before a colour scheme can be approved.
- 2.4.2 No more than three colour shades should be used on a building (not including the colour of the roofing material).
- 2.4.3 Proposed colour schemes should consist of muted natural tones, harmonize with the natural setting of Whistler and be complementary to surrounding buildings. Acceptable siding colour applications include paint and solid or semi-transparent stains. Peeled or shaped logs may be finished with varnish, clear or semi-transparent stains.
- 2.4.4 Rich colours may be used to highlight building features such as doors, exterior window casings and trim, fascia boards, soffits, shutters and railings. Neighbouring properties should be considered when using strong, deep colours as accents.

2.5 **Exterior Wall Design and Finishes**

- 2.5.1 Walls should convey a sense of human scale, and well-crafted constructions.
- 2.5.2. Wall finishes as architectural concrete or stone are recommended where they meet the ground. This area of wall should be protected from extreme weathering and staining resulting from snow accumulation.
- 2.5.3 Acceptable finish materials for the walls are stone, wood shingles,

wood siding, composite wood and cement board siding. Stone should be derived from rock types indigenous to the area. The width of the board and profile of wood or composite siding must be indicated for approval. The use of more contemporary wall materials such as copper siding, corten steel and other metal sidings is acceptable, but must be integrated and consistent with the design of the rest of the building.

- 2.5.4 Vinyl siding is not an acceptable exterior finish material. Stucco may be acceptable if used in limited areas and in concert with the use of natural materials. Stucco as the predominant wall material is not acceptable.
- 2.5.5 Walls should be heavily articulated with recesses, projections, balconies, bay windows, etc. Large areas of unbroken wall, which are highly visible, are not acceptable.
- 2.5.6 The exterior finishes should be continuous around the building or terminate at a logical juncture in the wall (i.e., at an inside rather than an outside, corner).
- 2.5.7 The use of exposed timbers as supporting or structural elements on buildings is encouraged.
- 2.5.8 Stone as a structural element (or stone veneer to suggest structural elements) should be used whenever possible, and should extend vertically to include the second storey where appropriate.

2.6 **Wall Openings and Appendages**

Windows, doors, porches, decks and balconies form an important part of a buildings character and appearance. They should be well placed individual units. When used in combination, care should be taken to unify the composition and fit the scale of the building facade. Windows, porches and building entries for pedestrians should be incorporated to avoid blank walls or building facades that are dominated by garages.

Buildings are to be located, oriented and designed to take advantage of opportunities for passive solar heating and natural ventilation. The locations of windows and doors should be carefully considered to let in the winter sun but be protected from solar gain in summer. Deep overhangs and use of permanent sun shading devices are recommended. Location of openings is key to the concept of passive cooling to allow for natural airflow ventilation.

Openings must also be located so that they are protected from snow and rain. Openings must also be located to provide visual privacy between neighbouring properties.

2.6.1 WINDOWS

2.6.1.1 Window locations, proportion and style must be carefully considered. Lower level windows should be at least two feet above the ground due to snow depth in winter.

2.6.1.2 Double hung, casement or awning style windows are preferred. The use of bay or box windows is encouraged. Windows with very large expanses of uninterrupted glass can become a feature of the façade.

2.6.1.3 Window glazing may be clear, bronze, or grey/green solar tint. Stained, etched and frosted glass is allowed. Solid coloured glass and reflective or mirrored glazing is not permitted.

2.6.1.4 Window and door frames may be wood, vinyl or metal with a colour coating with the finish colour to be noted on drawings.

2.6.2 DOORS

2.6.2.1 Door openings should be protected from wind and accumulated or drifting snow. Protected entryways communicate a strong sense of shelter from the often harsh mountain climate. They are best located under large roof overhangs or in combination with well-designed porches, which convey a sense of shelter. Roof over and/or adjacent to doors must not shed snow or rain onto people below.

2.6.2.2 Doors should be of solid core wood (painted or stained) or insulated metal with a painted or approved prefinished colour.

2.6.2.3 Garage doors must be used to enclose covered parking stalls. Overhead sectional garage doors should be wood or high quality steel (colour to be approved). Metal garage doors will be permitted as long as they are consistent with a more contemporary home design. Designs, which incorporate windows and raised panels, are encouraged as they break up the large expanses of the door. The building face around the door should be well articulated (recessed door, columns or brackets etc.) to reduce its visual impact and connect it to the architectural character of the house.

2.6.3 APPENDAGES

2.6.3.1 Balconies should be recessed and/or have large overhanging roofs to protect them from snow build-up. Drainage from balconies should be designed to prevent unsightly staining of walls below. The visible underside of balconies should be painted or stained or finished in soffit material appropriate to the rest of the building.

2.6.3.2 Porches, covered patios, pergolas, trellises and sun shading devices should be an integral part of the building design and be designed as outdoor rooms. Their proportion and the scale of the columns, posts and guardrails should be appropriate to the building massing and should complement other features and details.

2.7 **Roof Design**

2.7.1 ARCHITECTURAL FORM

Roof form is a key element in establishing the building character. Roof lines and forms should be varied, while unified in composition, and designed to fit with site topography. The use of consistent roof forms and material is also an important element of the building design. In order to insure interesting form and reduction of visual scale and massing, roof should be comprised of primary and secondary roof planes.

2.7.2 ROOF DESIGN - SNOW MANAGEMENT

Snow management should be very seriously considered. Roofs must be designed carefully to manage snow shed, particularly in side setback areas. Entrances, pedestrian and vehicular access points must be fully protected from snow shed and ice accumulation. Snow shed onto open balcony areas should be avoided. Shedding snow must be deflected from pedestrian and vehicular areas by dormers, hipped and gabled roofs, angled roofs, canopies or other means. A roof design consisting of one roof, which drains onto a series of lower roofs (especially from a great height), is not acceptable. This type of roof composition can cause heavy snow accumulation and dangerous impact loads. Ongoing monitoring of overhanging snow and ice on a regular basis during the winter is prudent. Manual removal of any significant build-up may be necessary and access to the roofs for this purpose should be considered in the design.

2.7.3 ROOF SLOPE

2.7.3.1 Roofs must be designed to properly shed and/or retain snow. The function of devices such as snow retainers, snowsplitters or roof crickets, the effects of roof pitch and the friction factor of roofing materials should all be considered when designing a roof for snow shedding or retention. Snow retention devices should not be used to correct an inherent design flaw such as shedding onto access points, but can be used to reduce the severity of snow shedding on moderate slopes.

2.7.3.2 Mansard, gambrel, conical, circular or dome roofs are not permitted.

2.7.4 ROOF CONSTRUCTION

2.7.4.1 Roof overhangs should be maximized to assist in creating the desired mountain architectural character and to protect wall planes and doors and windows from rain and snow. Deep overhangs are strongly recommended.

2.7.4.2 The roof design should incorporate the “cold roof” concept or other appropriate means for winter conditions and freeze/thaw cycles.

2.7.5 ROOFING MATERIALS

1.7.5.1 The roof material should be chosen with durability in mind. Acceptable roofing materials are thick gauge metal roofs, including copper. High quality wood shingles or shakes may be considered but must be fire resistive. Composite wood shingles, and slate products will be considered based on their ability to handle the freeze/thaw cycles in the Whistler area. Textured flat roof membranes are acceptable, but visual impact from neighbouring properties must be considered.

2.7.5.2 Acceptable roof colours are earth tones or other muted colours. Roof colours must be approved prior to construction. Highly reflective metal roof are not acceptable. Lighter colours are preferred to reduce heat gain into the building and better withstand discoloration and fading over time.

2.8 **Roof Details**

- 2.8.1 The thoughtful placement and design of roof elements such as dormers, clerestories, skylights, chimneys, gable and eave details can contribute greatly to creating an interesting roofscape.
- 2.8.2 Dormers may have shed, gable or hip roofs with a slope that varies from the main roof. They can be located at the edge or within the field of the main roof. There should be adequate space between dormers (and other roof features) to avoid snow bridging.
- 2.8.3 Snow diverters or snow retainers (if used) should be an integral part of the roofscape, and should be painted to match the roofing material colours.
- 2.8.4 Rooftop mechanical equipment or access stairways must be installed within the roof and not protrude above it. Antennas and satellite dishes are not permitted on the roof.
- 2.8.5 Chimneys and vents, which project through a sloped roof, must be durable and strong enough to handle the effects of snow build up and shedding. All projections from the roof must be fitted with substantial snowsplitters or roof crickets.
- 2.8.6 All flashing and roof stacks or vents must be in a prefinished colour or painted to match or complement the roof colour. Copper flashing is acceptable.
- 2.8.7 Eave overhangs should be designed to prevent water staining and to protect walls openings and entry areas from the elements. Gutters are not advised; as they are subject to damage from snow shed. Drip strips of drain rock should be laid on the ground below to handle run-off from the roof. Heat tracing should be considered along roof surfaces of overhanging eaves.
- 2.8.8 Deep, well detailed, fascia boards reflect the importance of the roof and are the preferred design aesthetic, unless fascia boards are narrowed or eliminated to expose roof rafters and their butt ends.
- 2.8.9 Valley flashing shall be backed up by a continuous membrane to protect against water damage during freeze/thaw cycles.
- 2.8.10 Wooden or concrete composite soffits should be suitably treated to compliment the house. Aluminum and vinyl soffits are not permitted.

2.9 Chimneys

- 2.9.1 Chimneys must blend and match the wood esthetics of the building.
- 2.9.2 Chimney/Fireplace exterior finish materials must be stone indigenous to the Whistler area, wood siding or shingles, or metal siding to match the building exterior finish, colour and texture. Exposed metal flues are not permitted.
- 2.9.3 Chimneys and chases on the roof should be located near the ridge to reduce their required height and to protect against snow damage.
- 2.9.4 All chimneys projecting out from an exterior wall, must be at least five feet wide at the base and may be reduced to a minimum of three feet wide above the eave line.
- 2.9.5 A direct wall vent for a gas fireplace must be screened from public view by landscaping or man-made screens. Exposed metal must be finished or painted to match or complement the house colour.

2.10 Decks, Terraces and Exterior Stairs

- 2.10.1 Decks and patios are encouraged to provide outdoor space, add visual interest and attenuate building mass. They are transitional elements which connect the building to its surrounding landscape. Care should be taken to make this connection as strong as possible. Durable natural building materials should be used in their construction.
- 2.10.2 Decks should be connected to the ground with massive supports such as stone, substantial-sized logs or large wood posts.
- 2.10.3 Terraces and stairs should be constructed of stone, concrete or pressure treated wood ties (alone or in combination). Dark creosote-coated wood ties are not acceptable. Surfaces may be stone, brick pavers, or concrete (alone or in combination).
- 2.10.4 Exterior stairs over two feet high should be incorporated into the overall form of the building.

2.11 Exterior equipment, Storage and Garbage

- 2.11.1 Houses or garages must provide ground level storage areas (within the building) for firewood, bicycles, skis, gardening equipment, etc.

2.11.2 No accessory storage buildings or structures other than garages, and screened storage areas approved by the Administrator in accordance with the Building Scheme are permitted and unscreened outdoor storage is not acceptable.

2.11.3 Trash, recycling and/or garbage containers must be stored within the building.

2.12 Utilities

2.12.1 The Developer shall provide underground municipal services to the lot line of each Lot. Connection to these services must be underground and are the responsibility of the Lot owner. Connection inspection or other fees are also the owner's responsibility.

2.12.2 A maximum of one satellite dish of maximum 24" diameter may be attached to the side of the Single Family Home on a Lot. The dish must be sited to minimize visual impact subject to reasonable reception requirements. The proposed location of any future satellite dish should be indicated on the approval drawing.

2.12.3 Outdoor mechanical and electrical equipment, such a metering devices, transformers, heat pumps and air conditioning units shall be concealed from the view of adjacent lots. Wall mounted equipment shall be enclosed with material to match exterior wall material of the residence.

2.13 Exterior Lighting on the Building

2.13.1 Lighting on the building should be installed only when necessary to provide safety or convenience and not for display. It must be kept to the minimum number fixtures required and may not be high intensity lighting (100 watt bulb maximum). Floodlights are not permitted. The use of muted architectural lighting (e.g. soffit lighting) is acceptable.

2.13.2 Lighting should be diffused, shielded, directional and concealed from neighbouring lots and the street.

2.14 Green Building

All homes in the Baxter Creek neighbourhood are mandated to receive a Build Green™Gold standard. Please refer to www.builtgreencanada.ca